Document #5120
Adopted
12/8/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF UNITED SOUTH END LOWER ROXBURY DEVELOPMENT CORPORATION, UNITED NEIGHBORS OF LOWER ROXBURY, AND BOSTON BANK OF COMMERCE DISPOSITION PARCELS SE-70 AND SE-71 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, United South End Lower Roxbury Development Corporation, United Neighbors of Lower Roxbury and Boston Bank of Commerce have expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcels SE-70 and SE-71 in the South End Urban Renewal Area; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That United South End Lower Roxbury Development Corporation, United Neighbors of Lower Roxbury, and Boston Bank of Commerce be, and hereby are granted, tentative designation as Redevelopers of Parcels SE-70 and SE-71 in the South End Urban Renewal Area subject to:

(a) Concurrence in the proposed disposition transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final working drawings and specifications; and

(iv) Proposed development and rental schedule.

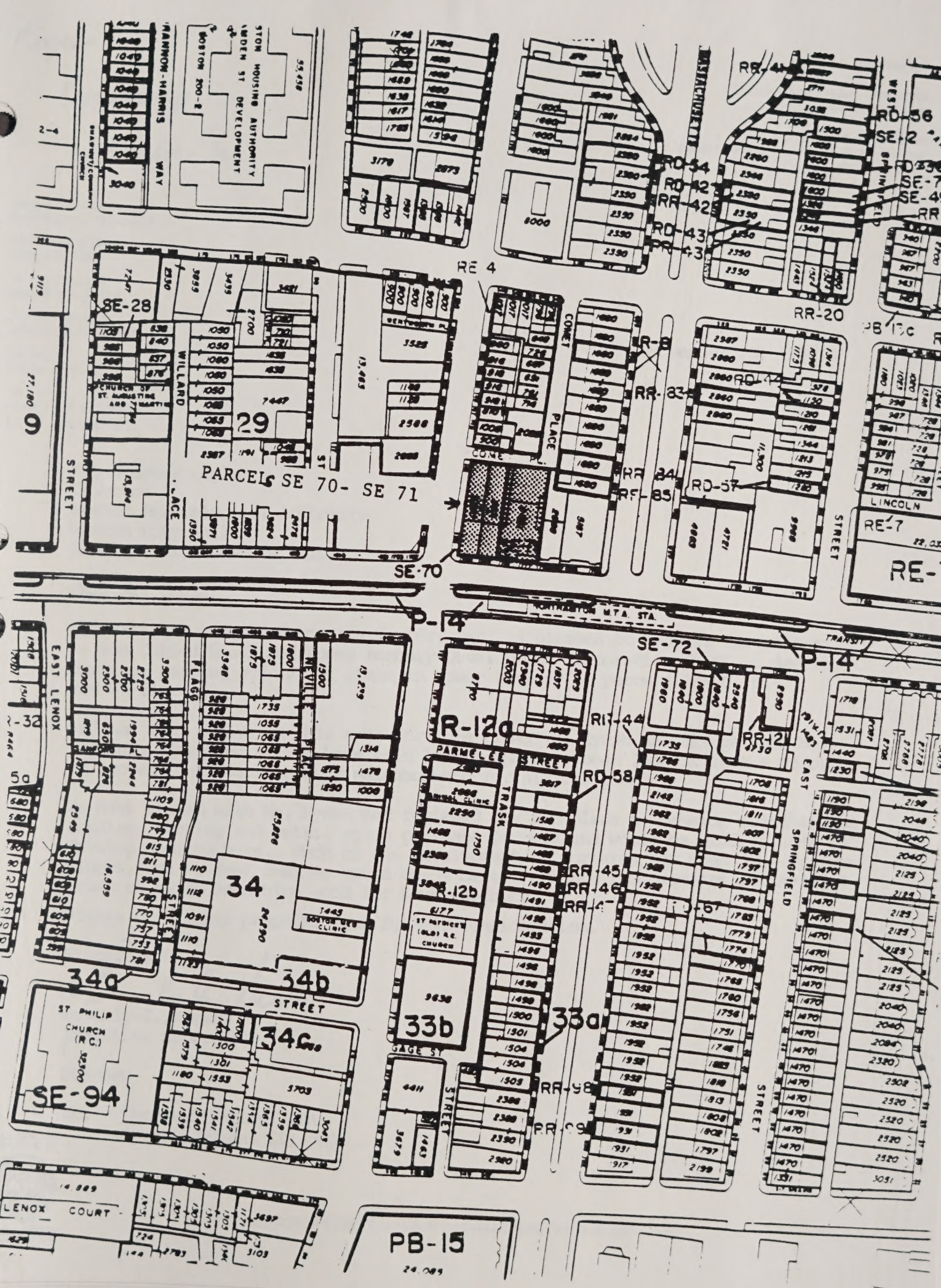
2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

4. That the developers be, and hereby are, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director is hereby authorized, for and in behalf of the Authority, to execute and deliver a License Agreement with United South End Lower Roxbury Development Corporation, United Neighbors of Lower Roxbury and Boston Bank of Commerce for early entry to Parcels SE-70, SE-71 for the purpose of removing preliminary demolition and contaminated materials. Furthermore, said License shall include the provision that the authority shall be named as additional insured, as well as incorporate the Authority's usual requirements.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure" (Federal Form H-6004).


RR-43
RD-56
SE-2
RD-54
RD-42
RR-42
RD-43
RR-43
RR-20
RE-4
SE-28
WILLARD STREET
29
PARCEL SE 70- SE 71
R-8
RR-83
RR-84
RR-85
RD-57
SE-70
P-14
NORTHAMPTON MTA. STA.
SE-72
RE-7
LINCOLN STREET
EAST LENOX
34
34a
34b
34c
SE-94
ST PHILIP CHURCH (R.C.)
R-12c
R-12b
PARMELEE STREET
TRASK STREET
RR-44
RR-12L
RD-58
RR-45
RR-46
RR-57
33b
33a
GAGE ST
RR-98
RR-99
EAST SPRINGFIELD STREET
LENOX COURT
PB-15

Cooper
Community
Center, Inc.

Founded By:

Southern New England Conference
of the United Methodist Church

Board of Global Ministries of the
United Methodist Church — National Division
United Methodist Women

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November 23, 1988

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Coyle:

The Hattie B. Cooper Community Center, Inc. is pleased to support the efforts of the United South End/Lower Roxbury Development Corporation (UDC) to develop housing, parking and retail space in Lower Roxbury on parcels SE-70, SE-71, and RR-32.

UDC has been active in this area for some time; Val Hyman and his parents before him have been active here even longer and have been leaders in the efforts to protect the Lower Roxbury neighborhood for all its people.

We have spoken with Mr. Hyman and reviewed the UDC plans to develop mixed-income housing, parking and retail space on these parcels and would be glad to have UDC develop housing here. Much of the development of our area has been done by outsiders, and we feel that we would get a better product from someone we know and trust to build something good for Lower Roxbury.

Please give their proposal your fullest consideration.

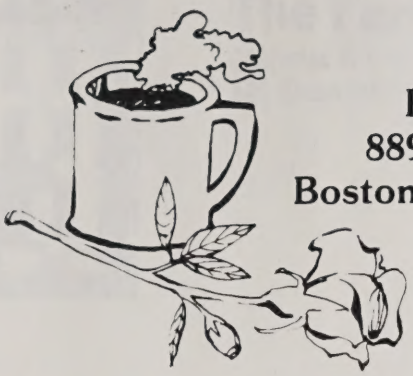
Sincerely,

Beverly C. Sealey
Executive Director

BCS/baw

cc: Thomas O'Malley, BRA
Syvalia Hyman, III, UDC

THIS AGENCY IS SUPPORTED BY
United Way OF MASSACHUSETTS BAY



ROSIE'S PLACE
889 Harrison Avenue
Boston, Massachusetts 02118
442-9322

November 28, 1988

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

Rosie's Place enthusiastically supports UDC's proposal to build mixed income housing, parking, and retail space in Lower Roxbury. UDC has been a very supportive neighbor of Rosie's Place in our own development efforts. For some time, we have been aware of UDC's good work and of Val Hyman's energy and dedication toward the betterment of this community.

UDC has demonstrated its ability to implement its development strategies. We are happy that you have chosen UDC as the developer of parcel 29A. Additionally, we urge you to designate this community-based, not-for-profit group for the development of parcels SE70, SE71 and RR32.

Best wishes to you and the BRA Board from the whole community of Rosie's Place, as we continue to work together to improve our neighborhoods.

Sincerely,

Susan L. Costa
Coordinator of Advocacy

cc: Thomas O'Malley, BRA
Syvalia Hyman, III, UDC

The Four Corners Neighborhood Association

Jeanette Boone, *president*
521 Shawmut Avenue Boston Massachusetts 02118

November 22, 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, Ma. 02203

Dear Mr. Coyle:

The Four Corners Neighborhood Association unanimously supports the joint venture proposal of the United South End/Lower Roxbury Development Corp. (UDC) to build sixteen units of affordable housing, parking, and retail space on parcels SE-70, SE-71, and RR-32. UDC's proposal responds to the needs and concerns of the South End/Lower Roxbury communities in a manner which will strengthen and stabilize these communities.

The joint venture between UDC, the United Neighbors of Lower Roxbury, and the Boston Bank of Commerce represents the type of public-private partnership that must exist if we are to make a positive and successful impact in our neighborhoods.

We enthusiastically support this proposal and ask that you designate the participants in this joint venture as the developers of parcels SE-70, SE-71, and RR-32.

Sincerely,

Jeanette Boone
Chairperson

cc: Thomas O'Malley, BRA
Syvalia Hyman, III, UDC

554 Columbus Avenue · Boston, Massachusetts 02118 · (617) 267-7400

SOUTH END NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"

abcd

November 22, 1988

Mr. Robert Farrell
Chairman
Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, Ma. 02201

Dear Mr. Farrell:

As you know, the South End Neighborhood Service Center of ABCD (SNAP) has been involved in a critical way in the South End Neighborhood Housing Initiative (SENHI) process, advocating on behalf of the 4,000 low and moderate income families served by this agency.

We have reviewed the proposal for parcels SE-70, SE-71, and RR-32 submitted by the United South End/Lower Roxbury Development Corp. (UDC), the United Neighbors of Lower Roxbury, and the Boston Bank of Commerce. The sponsorship of the proposal joins three distinct institutions, each with an excellent record of serving the community. We find the proposal itself to be competent, meeting BRA guidelines, and satisfying community needs.

Given the housing crisis, we at SNAP are of the considered opinion that the development of housing, as outlined in this proposal, must be a major priority.

We urge that the Board of Directors grant designation to the proposal submitted by UDC, the United Neighbors of Lower Roxbury, and the Boston Bank of Commerce for the development of parcels SE-70, SE-71, and RR-32.

Sincerely,

Pat Cusick

Pat Cusick
Director

cc. Jeanette Boone, Chairperson, SNAP Advisory Committee
Don Gillis, Director of Office of Neighborhood Services
Robert Coard, Executive Director, ABCD
Thomas O' Malley, BRA
Syvalia Hyman, III, UDC

BRIDGE EDUCATIONAL RESOURCE CENTER

November 30, 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

The Bridge Fund, Inc. has served the South End/Lower Roxbury area for over twenty years and has been witness to the massive changes in this area during that time. At this point, we feel it is more important than ever that development be carried out in a sensitive manner, with the full participation of local residents. Therefore, we urge you to designate the United South/End Lower Roxbury Development Corp. (UDC) as developer of parcels SE70, SE71, and RR32, since this organization has demonstrated its commitment to work for and with our community.

Sincerely,

Peter D Rodrigues

Peter D. Rodrigues
Executive Director
The Bridge Fund, Inc.

PDR/hb

cc: Thomas O'Malley, BRA
Syvalia Hyman, III, UDC

UNITED SOUTH END SETTLEMENTS
Harriet Tubman House

566 Columbus Avenue
Boston, MA 02118
(617) 536-8610

FRIEDA GARCIA
Executive Director

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ABE ROTHSTEIN
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JOAN TIFFANY

HONORARY MEMBERS

FLORENCE B. LESUEUR
HELEN MORTON

November 28, 1988

Mr. Stephen Coyle, Director
Boston Housing Authority
One City Hall Square
Bmston, MA 02201

Dear Mr. Coyle:

We would like to go on record in support of the proposal submitted by United South End/Lower Roxbury Development Corporation (UDC) to redevelop BRA parcels SE70, SE71, and RR32.

UDC is a community development corporation with a demonstrated track record in business financing and real estate development. UDC proposes to produce approximately 16 units of mixed-income housing, in addition to parking, and retail space on these parcels. They have put together an impressive development team which includes the Boston Bank of Commerce and the United Neighbors of Lower Roxbury. In addition, it is our understanding the project enjoys the support of the adjacent neighborhood association and tenant groups.

As you may know, UDC was founded with the assistance of United South End Settlements to provide affordable housing and commercial/retail space to enhance the community.

We strongly urge you to select UDC's proposal for parcels SE70, SE71 and RR32. I am available at the above number to answer any questions you may have.

Sincerely,

Frieda Garcia
Executive Director

fg/po
c.c. Thomas O'Malley, BRA
Syvalia Hyman, III, UDC
Kenneth D. Wade, USES

UNITED WAY
OF MASSACHUSETTS BAY

Worcester Square Area
Neighborhood Association

L. FERNANDO REQUENA
President

ROSE MEHEGAN
President Emeritus

53 EAST CONCORD ST., BOSTON, MASSACHUSETTS 02118

TELEPHONE: (617) 262-9546

October 11, 1988

Mr Stephen Coyle, Director
Boston Redevelopment Authority
City Hall
Boston, MA 02108

Re: Redeveplopment in the South End

Dear Mr Coyle:

The Worcester Square Area Neighborhood Association has been keenly interestsd and involved in the redevelopment of the South End since the begining of the Urban Renewal Program.

We are presently at a crossroads in the South End redevelopment efforts. Although we had great expectations that the South End Neighborhood Housing Initiative (SENHI) would produce the long awaited redelopment in our area, to this date not a single unit of housing has been created under that program, more than two years after it started.

The lack of success of the SENHI program lies unquestionably on the two thirds affordability requirements, which requires that the projects on that program receive large amounts of subsidies to be financially feasible. We understand that at this point only two projects have the necessary funding, while the rest will have to compete with many others to receive additional funds. We are afraid this process will take a long time given the precarious conditions of the federal and state budgets.

The WSANA is concerned that the City administration is not keeping its promises regarding schedules and financial commitments to the SENHI program. When the two thirds affordability was approved by the Mayor and the BRA, promise were made indicating that the financial gap of the SENHI would be filled somehow by the city and others. Nevertheless, the gap is the problem today.

Following are items of concern to the WSANA regarding SENHI and other projects involving the BRA in our neighborbood:

A. Take the necessary actions to restore the historic Allen and Porter houses as soon as possible. We understand there are developers interested in these properties. The WSANA is considering forming a CDC to help on the restoration of these properties.

B. Designate parcel 33B for community gardens, and ask the Achdiosece to sell the Saint Patrick plot to York Development so that their project is made more financially viable by avoiding underground parking.

C. Designate UDC tentative developer for the buildings at the corner of Northampton and Washington streets, with the condition that if no redeveplopment starts within the next 12 months the designation will be rescinded and these properties readvertised.

D. Accept redeplopment rights for 57 East Concord street. This is a well suited building for creating sorely needed artist housing/studio spaces. The building has been offered to the BRA by PFD.

E. Request additional funding for the improvements of Worcester Square. The community has worked hard on this project but it is presently stalled for lack of sufficient funds.

F. Request funding for street reconstruction for East Concord ,East Brookline and Massachusetts avenue between Washington and Harrison avenue.

G. Delay SENHI 2, until all the SENHI 1 parcels have started construccction.

H. Prepare a Master Plan for Washington street.

We hope the above items with you at the meeting of October 12 and subsequent meetings.

Very truly yours,

L. Fernando Requena
WSANA President

cc. Anthony Williams, BRA
Thomas O'Malley, BRA
Maria Faria, BRA
Mark Johnston, NS
Councillor James Kelly

Church of Saint Augustine and Saint Martin

November 30, 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Coyle:

On behalf of the leadership and congregation of the Church of Saint Augustine and Saint Martin, we write to endorse the "Roxbury Corners Housing" proposal submitted jointly by the United South End/Lower Roxbury Development Corp. (UDC), the united Neighbors of Lower Roxbury, and the Boston Bank of Commerce, to build affordable housing, parking and retail space on Washington Street. We would further urge the Boston Redevelopment Authority to designate UDC the developer for parcels SE70, SE71 and RR32.

Our parish has served this community for more than 90 years. We view the growing pressures to relocate our low and moderate income neighbors and friends as a grave injustice. We trust the BRA to be responsible in imolementing and supporting Mayor Flynn's publicly stated policy of non-displacement.

The "Roxbury Corners Housing" proposal comes from the heart of the community. It has been developed by our neighbors, who live and work in this community, with the real needs of our neighbors in mind. It provides a opportunity for persons who have lived here in less glamorous times to share in the prosperty promised by this wave of new development.

We urge favorable consideration of this proposal.

Yours truly,

Adrienne E. Bryant

Adrienne E. Bryant
Warden

J. C. Woods

J. C. Woods
Interim Rector

cc: Sylvalia Hyman, III UDC
Thomas O'Malley, BRA

29-31 LENOX STREET • BOSTON, MASSACHUSETTS 02118 • (617) 442-6395

November 23, 1988

Grant Manor Tenants Association
20 East Lenox St.#403
Boston, Ma. 02118

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, Ma. 02201

Dear Mr. Coyle:

This is submitted to express our support for the designation of BRA parcels SE70, SE71, and RR32 to the United South End/Lower Roxbury Development Corp. (UDC), the Boston Bank of Commerce, and United Neighbors of Lower Roxbury.

We are in agreement with the proposal "Roxbury Corners Housing", which would provide thirty-two (32) units of affordable housing on parcel 29A and sixteen (16) units of affordable housing on parcels SE70 and SE71. It is our understanding that parcel RR32 would be used for parking.

We urge the BRA to designate UDC, the Boston Bank of Commerce, and United Neighbors of Lower Roxbury as developers of BRA parcels SE70, SE71, and RR32.

Sincerely,

Mary Yeaton
President
Grant Manor Tenants
Association

cc: Syvalia Hyman, III, UDC
Thomas O'Malley, BRA

PART I

HUD-6004 (9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. **Name of Redeveloper:** United South End/Lower Roxbury Development Corporation [UDC]

   b. **Address and ZIP Code of Redeveloper:** 32 Rutland Street, Boston, Ma. 02118

   c. **IRS Number of Redeveloper:** 04-2679575

2. **The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from**

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in South End Urban Renewal Project Area - R-56
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston **, State of** Massachusetts **, is described as follows**[2]

   Parcels: SE 70
   1783--1789 Washington Street

   SE 71
   1777--1781 Washington Street

   RR 32
   1886 Washington Street and 1 East Lenox Street

3. **If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of** the Commonwealth of Massachusetts

   ☐ **A corporation.**

   ☒ **A nonprofit or charitable institution or corporation.**

   ☐ **A partnership known as**

   ☐ **A business association or a joint venture known as**

   ☐ **A Federal, State, or local government or instrumentality thereof.**

   ☐ **Other** ***(explain)***

4. **If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:** July, 1979

5. **Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:**

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning than 10% of any class of stock[1].

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either th percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the perce of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each pe having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(If any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
a,b,d,e: Not applicable. UDC is a not-for-profit corporation. See attached list of officers and directors.	

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more tha 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Not applicable. UDC is a not-for-profit corporation.	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not applicable.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

Form Approved
OMB No. 63R-0667

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $ See Above.
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

See above.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

See above.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: See above.

CERTIFICATION

I (We)[1] United South End/Lower Roxbury Development Corporation [UDC] certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: November 3, 1988

Signature

Mr. Syvalia Hyman, III
President
Title

United South End/Lower Roxbury
Development Corporation [UDC]
32 Rutland Street, Boston, Ma. 02118
Address and ZIP Code

Dated: November 3, 1988

Signature

Ms. Sharoll E. Williams
Chairwoman
Title

United South End/Lower Roxbury Development
Corporation [UDC]
32 Rutland Street, Boston, Ma. 02118
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. D
Transmit to HUD Unless Requested or Item 85 is Answered "Yes.")

1. a. Name of Redeveloper: United South End/Lower Roxbury Development Corporation [UDC]

   b. Address and ZIP Code of Redeveloper: 32 Rutland Street, Boston, Ma. 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respe the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in South End Urban Renewal Project Area - R-56
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts is described as follows:

   Parcels: SE 70 -- 1783--1789 Washington Street
   SE 71 -- 1777--1781 Washington Street
   RR 32 -- 1886 Washington Street and 1 East Lenox Street

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any othe or firms?
   ☐ YES ☒ N(
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeve and identify the officers and directors or trustees common to the Redeveloper and such other corporat firm.

4. a. The financial condition of the Redeveloper, as of June 30, , 198 is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabili *including contingent liabilities*, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this s mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial ment is based:

   Paul S. Campbell, CPA
   P. O. Box 423 Medford, Massachusetts 02155

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's o funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

   (See above.)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed unde

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK | AMOUNT $

Not applicable.

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE | AMOUNT $

Not applicable.

c. By sale of readily salable assets:

DESCRIPTION | MARKET VALUE $ | MORTGAGES OR LIENS $

Not applicable.

7. Names and addresses of bank references:

Boston Bank of Commerce
110 Tremont St.
Boston, Ma.

Bank of Boston
Federal Street
Boston, Ma.

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, sh holders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of th *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redevelo been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted fo or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief descriptior each project and date of completion:

During 1983, UDC acquired and renovated a 14,000 square foot, mixed-use property, located at 705 Massachusetts Avenue, for the purpose of preserving eight units of mixed-income family housing. The building configuration remains: 7 three-bedroom units, 1 two-bedroom unit and 1 commercial unit. UDC is currently developing the Massachusetts Square Station Area Commercial Development Project, a 46,000 square foot office and retail complex at the intersection of Massachusetts and Columbus Avenues.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a sup capacity, for construction contractor or builder on undertakings comparable to the proposed redevel work, name of such employee, name and address of employer, title of position, and brief descriptio work:

None.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stock officer, director or trustee, or partner of such a redeveloper:

None.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

Not applicable.

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidde refused to enter into a contract after an award has been made, or failed to complete a construction c development contract? ☐ YES ☒ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the three years: $ 5,000,000 .

General description of such work:

Acquisition and the rehabilitation of 705 Massachusetts Avenue, as described above.

Acquisition and development of the Massachusetts Square Project.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO B COMPLETE
None			

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED
None.		

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] United South End/Lower Roxbury Development Corporation [UDC]

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: November 3, 1988

Syvalia Hyman III
Signature

Mr. Syvalia Hyman, III
President
Title

United South End/Lower Roxbury Corporation [UDC] 32 Rutland St. Boston 02118
Address and ZIP Code

Dated: November 3, 1988

Sharoll Williams
Signature

Ms. Sharoll E. Williams
Chairwoman
Title

United South End/Lower Roxbury Development Corporation [UDC] 32 Rutland St. Boston 02118
Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry is a matter within the jurisdiction of any Department

MEMORANDUM DECEMBER 8, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY A. WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
THOMAS O'MALLEY, SENIOR PROJECT MANAGER
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPERS OF PARCELS
SE-70, SE-71, LOCATED AT 1777-1789 WASHINGTON STREET.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY GRANT TENTATIVE DESIGNATION TO UNITED SOUTH END/LOWER ROXBURY DEVELOPMENT CORPORATION, UNITED NEIGHBORS OF LOWER ROXBURY, AND BOSTON BANK OF COMMERCE AS REDEVELOPERS OF PARCELS SE-70, SE-71 FOR THE PURPOSE OF CREATING SIXTEEN (16) RESIDENTIAL RENTAL UNITS, 4,215 SQUARE FEET OF COMMERCIAL SPACES AND SIX (6) PARKING SPACES. IT IS ALSO REQUESTED THAT THE AUTHORITY AUTHORIZE THE DIRECTOR TO EXECUTE A LICENSE FOR EARLY ENTRY TO 1777-1789 WASHINGTON STREET FOR THE PURPOSE OF REMOVING PRELIMINARY DEMOLITION AND CONTAMINATED MATERIALS PRIOR TO CONVEYANCE.

Parcels SE-70 and SE-71, consist of a four and one-half story and a three-story mixed-use buildings on approximately 11,915 square feet of land. The two parcels are located at 1777-1789 Washington Street. Parcel 29A, bounded by Washington, Northampton and Camden Streets, consists of about 24,024 square feet of vacant land and is included in the South End Neighborhood Housing Initiative (SENHI) program.

As part of the SENHI program, the development team consisting of United South End/Lower Roxbury Development Corporation (UDC), United Neighbors of Lower Roxbury (UNLR), and Boston Bank of Commerce (BBC) are requesting that Parcels SE-70 and SE-71 be included with Parcel 29A in an effort to reach an economy of scale and thus contribute to project's overall financial feasibility.

The developers intend to combine Parcel 29A with Parcels SE-70 and SE-71 to create a total of forty-eight (48) rental units, 6,900 square feet of commercial space, and fifteen (15) parking spaces. Two-thirds of the rental units will be available for low-and moderate-income families. Parcel 29A will consist of thirty-two (32) residential units, 2,685 square feet of commercial space, and nine (9) off-street parking spaces. The Authority granted tentative designation to UDC/UNLR/BBC as redevelopers on October 8, 1987.

The proposal for the rehabilitation of 1777-1789 Washington Street calls for sixteen (16) residential units, six (6)spaces, and 4,215 square feet of commercial space. The proposed residential mix will consist of 8 two-bedroom units and 8 three-bedroom units.

It is understood that the development team will negotiate with the existing retail and commercial tenants at 1777-1789 Washington Street and make every effort to retain the tenants at moderate rent levels.

The project architect is CPF/Domenech, Hicks. The consultant and management will be the Greater Boston Community Development, Inc. R.E. Hill and Company will provide the real estate services for the commercial space. Worcester Square Area Neighborhood Association supports the proposed development of Parcels SE-70 and SE-71. Also other neighborhood associations and social service agencies support this project, (see attached letters of support).

The License Agreement for early entry to Parcels SE-70 and SE-71 requires the developers to assume all expenses for the work and to comply with applicable codes and ordinances. Furthermore, the developers must obtain liability insurance naming the Authority as an additional insured, and the developers agree to indemnify and hold harmless the Authority from any liability and/or damages resulting from the team's use of the premises.

It is, therefore, recommended that the UDC/UNLR/BBC be granted tentative designation as redevelopers of Parcels SE-70 and SE-71 for the purpose of creating sixteen (16) rental units, 4,215 square feet of commercial space, and six (6) parking spaces. Two-thirds of the units will be reserved for low and moderate income families. Furthermore, it is recommend that the Authority authorize the Director to execute a License Agreement with UDC, UNLR, BBC for early entry to 1777-1789 Washington Street for the purpose of removing preliminary demolition and contaminated materials, prior to conveyance.

An appropriate Resolution follows: